

# Frequently Asked Questions

## 1. Who is the Dearborn St. Coalition for a Livable Neighborhood?

We are a diverse coalition representing small business, neighborhood, labor, housing, environmental, ethnic and other community organizations. (See reverse for list of members.)

## 2. Are you against development?

Not at all! We are in support of neighborhood-friendly development. We do not believe that the mixed-use project proposed for the site of Goodwill Industries on Dearborn St. and Rainier Ave. serves the interests of the community at large. We also believe the surrounding communities are at risk because of this project's effects (increased traffic, rising rents, and gentrification). We are opposing the current plan of the project. It is a cookie-cutter approach, is the same "boxes" that exist in every mall and does not reflect the diverse character of the neighborhood. We want a better alternative! Our goals are:

- Preserve the economic and cultural vitality of Little Saigon and the surrounding neighborhoods.
- Find alternatives to the proposed auto-oriented project that will not increase traffic congestion and neighborhood cut-through traffic.
- Reduce the emphasis on national chain stores and provide opportunities for small, locally owned and operated businesses.
- Ensure quality jobs during construction and operation with a focus on minority and local hiring.
- Provide mixed-income and family housing in the residential component of the project consistent with City goals.
- Develop according to green building principles, minimize operational energy consumption, and have a small environmental footprint.

## 3. Who is the developer? What is Goodwill's role?

The developer is TRF Pacific. They have offered to build Goodwill a new store and training facilities in exchange for Goodwill's property. The DSCLN appreciates the good work Goodwill does in the community, recognizes its need for new buildings, and wants Goodwill to stay in the neighborhood. But we also believe the surrounding community deserves better.

## 4. What is the proposed development?

On the 10.3 acre parcel, the developer is proposing a mixed-use project with 650,000 square feet of retail (2/3 the size of Northgate), 550 housing units, 2300 parking spaces (2.5 times the size of Pacific Place). In exchange, Goodwill would receive new facilities.

## 5. Why should I care?

The developer is taking more than they're giving! The developer needs major land use changes in order for the project to move forward. They have requested a street vacation from the City of Seattle – this means they want to privatize our valuable public asset. The City requires that the developer compensate the citizens for such a request in the form of a public benefits package. The coalition's recent negotiations with TRF Pacific to identify these benefits have failed to produce a community benefits package that is good enough to mitigate the impact. **The City Council could approve the project as is. Now is the time to show the City Council and the developer that the community wants innovative neighborhood-friendly development not a cookie cutter suburban mall.**

## 6. What can I do?

- Come to march and rally on Saturday, April 21! Bring friends, neighbors, and anyone who believes we should have a say in development that comes to our communities!
- Write City Council and tell them you support neighborhood-friendly development at the Goodwill site. Tell them why it's important to you.